

CPAM 1994-0006
Old Sterling Center

Adopted April 19, 1995

ELAMP

1. Amend Figure 5 on p. 36 to add **Regional Commercial Center Location** to the northeast quadrant of the Route 625/Route 28 intersection.
2. Amend Policy 1.b on p. 38 to state, **Commercial land uses - a small regional shopping center of up to 400,000 square feet** could be developed in the vicinity of the W&OD trail and Route 625.
3. Amend Figure 7 on p. 39, to show commercial uses on the subject tract.
4. Amend Figure 5 on p. 128 to add **Regional Commercial Center Location** to the northeast quadrant of the Route 625/Route 28 intersection.
5. Amend the text on p. 131 to state, **This plan provides for one large regional retail facility and three small regional retail facilities.**

Add the following policies to the Old Sterling Small Area Plan on page 38.

6. The extension of the East Access Road from its current terminus with Magnolia Road to its intersection with Route 625 at Davis Drive will be aligned, engineered and constructed to avoid small parcels of individually-owned land and small businesses where possible. In order to mitigate impacts on small properties and businesses, the County may consider the incorporation of modified turning movements, "T" intersections, and reduced design speeds in the design of the road network.
7. Small businesses fronting Route 625 that will be affected by the alignment and construction of the East Access Road may be accommodated by alternative parking arrangements, such as shared parking, reduced parking requirements, and offsite parking.
8. The road network in the area currently served by Ruritan Road and Ruritan Circle will be modified based on new development in the area and the construction of the East Access Road. Route 610 will be abandoned north of the existing trail crossover when interparcel connections can be made among those parcels accessing Ruritan Road north of the crossover.
9. As redevelopment occurs on these properties, the small properties located to the east of the W&OD will be served by a new road, which will intersect either Magnolia Road or Ruritan Circle.

10. When the East Access Road intersects Route 625 and connects with Davis Drive, Ruritan Circle west of the W&OD trail will be rerouted to provide local access to the small businesses located on Ruritan Road. A median break in the East Access Road will also provide access to properties located along Ruritan Road.
11. The County encourages the grade separation of the trail and Atlantic Boulevard and will work with the NVRPA, VDOT, and area property owners to institute the most cost-effective means for providing the grade separated crossing.
12. The County will explore alternative funding sources for the grade separation of the trail and Atlantic Boulevard.
13. The W&OD trail should be viewed and used as a design amenity for new development.
14. New development should provide opportunities for pedestrian connections between existing and new land uses.
15. The County anticipates that when the East Access Road is constructed between Atlantic Boulevard and Route 625, it will serve as the focal point for new development along that portion of the East Access Road. Buildings constructed after the dedication of the East Access Road should be oriented to front it and should be compatible in site design and pedestrian orientation to relate to the existing small businesses adjacent to it.